



City of El Paso – City Plan Commission Staff Report

Case No: PZDS13-00004
Application Type Detailed Site Development Plan Review
CPC Hearing Date May 2, 2013
Staff Planner Arturo Rubio, 915-541-4633, rubioax@elpasotexas.gov

Location 1000 N. Mesa Street
Legal Description The South 1/3 of Lot 15 and all of Lots 16-20, Block 67, Harts Survey No. 9 of Satterwaite Addition, City of El Paso, El Paso County, Texas

Acreage 0.3825-acre
Rep District 8
Existing Use Vacant
Existing Zoning S-D/c (Special Development/condition)
Request Detailed Site Development Plan Review Required by Ordinance No. 014240, dated October 12, 1999
Proposed Use Medical Offices

Property Owner Revery Investments, LLC
Applicant Revery Investments, LLC
Representative Carlos Fraire/James Suerken

SURROUNDING ZONING AND LAND USE

North: S-D (Special Development); S-D/sp (Special Development/special permit)
South: C-4 (Commercial)
East: S-D (Special Development)
West: S-D (Special Development); S-D/c (Special Development/conditions)

THE PLAN FOR EL PASO DESIGNATION: G-2, Traditional Neighborhood -Walkable (Northwest Plan Area)

Nearest Park: Cleveland Square Park (2,068 feet)

Nearest School: Vilas Elementary (3,649 feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association

NEIGHBORHOOD INPUT

Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, *Notice*.

APPLICATION DESCRIPTION

The request is for a Detailed Site Development Plan Review as required by Ordinance No. 014240 (see attachment 5, page 8-9). The detailed site development plan shows 4,488 sq. foot medical office building. The development requires a minimum of 19 parking spaces and the applicant is providing 22 parking spaces and 3 bicycle spaces. Access to the subject property is proposed from Rio Grande Street.

DEVELOPMENT SERVICES DEPARTMENT-PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the detailed site development plan request as it meets all the requirements of Section 20.04.150, Detailed Site Development Plan.

The Plan for El Paso-City-Wide Land Use Goals

All applications for rezoning shall demonstrate compliance with the following criteria:

G-2, Traditional Neighborhood (Walkable): This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly face streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the Smart Code as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

S-D (Special Development): The purpose of this district is to provide an opportunity for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The regulations of this district are designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.

COMMENTS:

Planning Division - Transportation

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

City Development Department – Plan Review

No comments received.

City Development Department - Land Development

No Objection.

Grading plan and permit shall be required.*

Storm Water Pollution Prevention Plan and/or permit required.*

Drainage plans must be approved by the City Development Dept. Land Development Section.*

* This requirement will be applied at the time of development.

Fire Department

No comments received

Sun Metro

Sun Metro does not oppose this request and recommends the construction of sidewalks to permit access to public transit options.

El Paso Water Utilities

1. EPWU does not object to this request.

EPWU-PSB Comments**Water**

2. There is an existing 48-inch diameter water transmission main that extends along Rio Grande Avenue. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.
3. There is an existing 10-inch diameter water main along Mesa Street fronting the subject property. This water main is available for service.
4. EPWU records indicate two (2) vacant water connections with 1000 N. Mesa Street as the service address.

Sanitary Sewer:

5. There is an existing 8-inch diameter sanitary sewer main that extends along the alley east of the property. This sewer main is available for service.

General:

6. Mesa Street is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Mesa Street right-of-way requires written permission from TxDOT.
7. Application for new water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the change of zoning application:

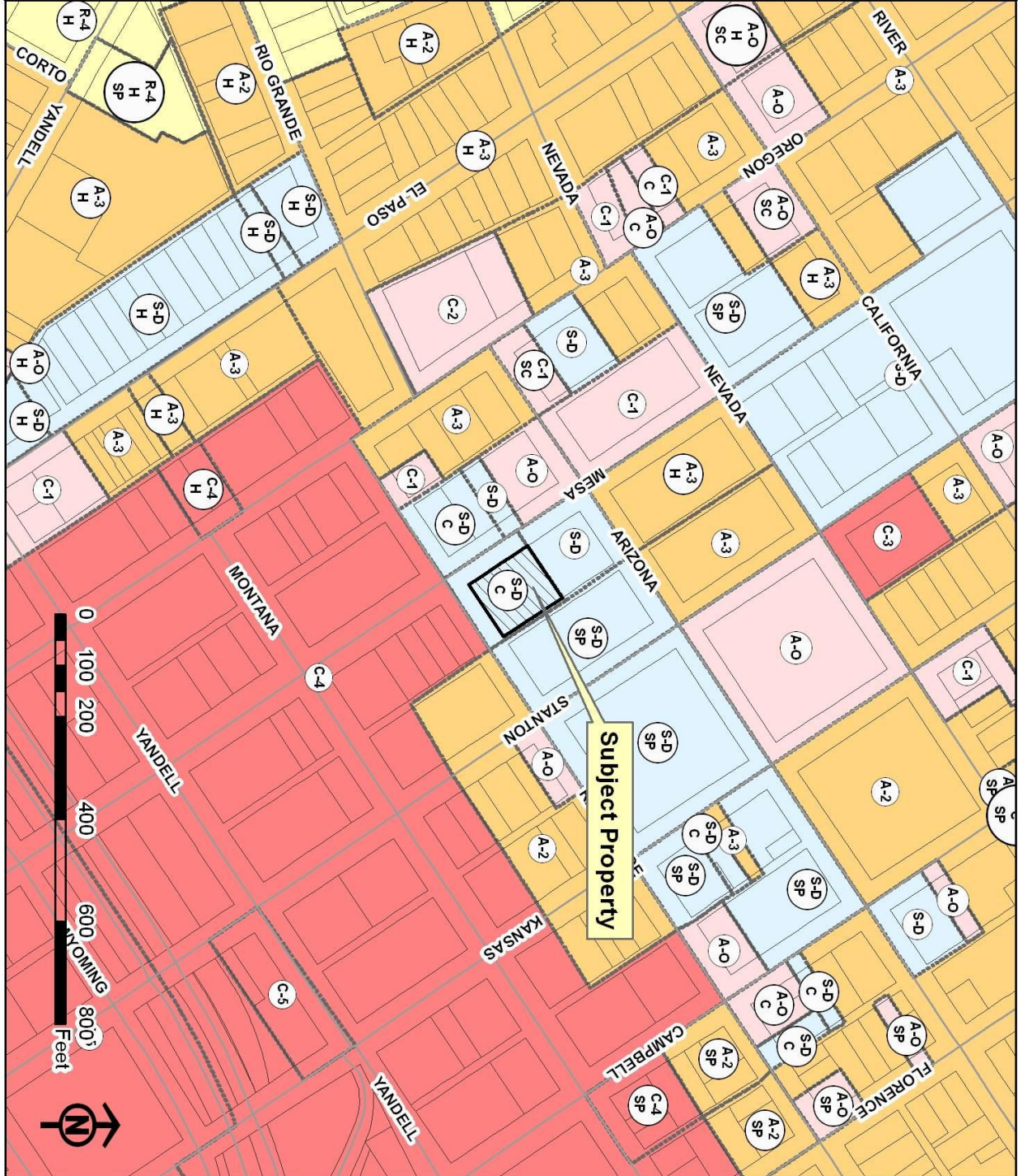
1. Recommend approval of the application finding that the zoning condition release is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the zoning condition release into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the zoning condition release does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Plan
4. Ordinance No. 014240

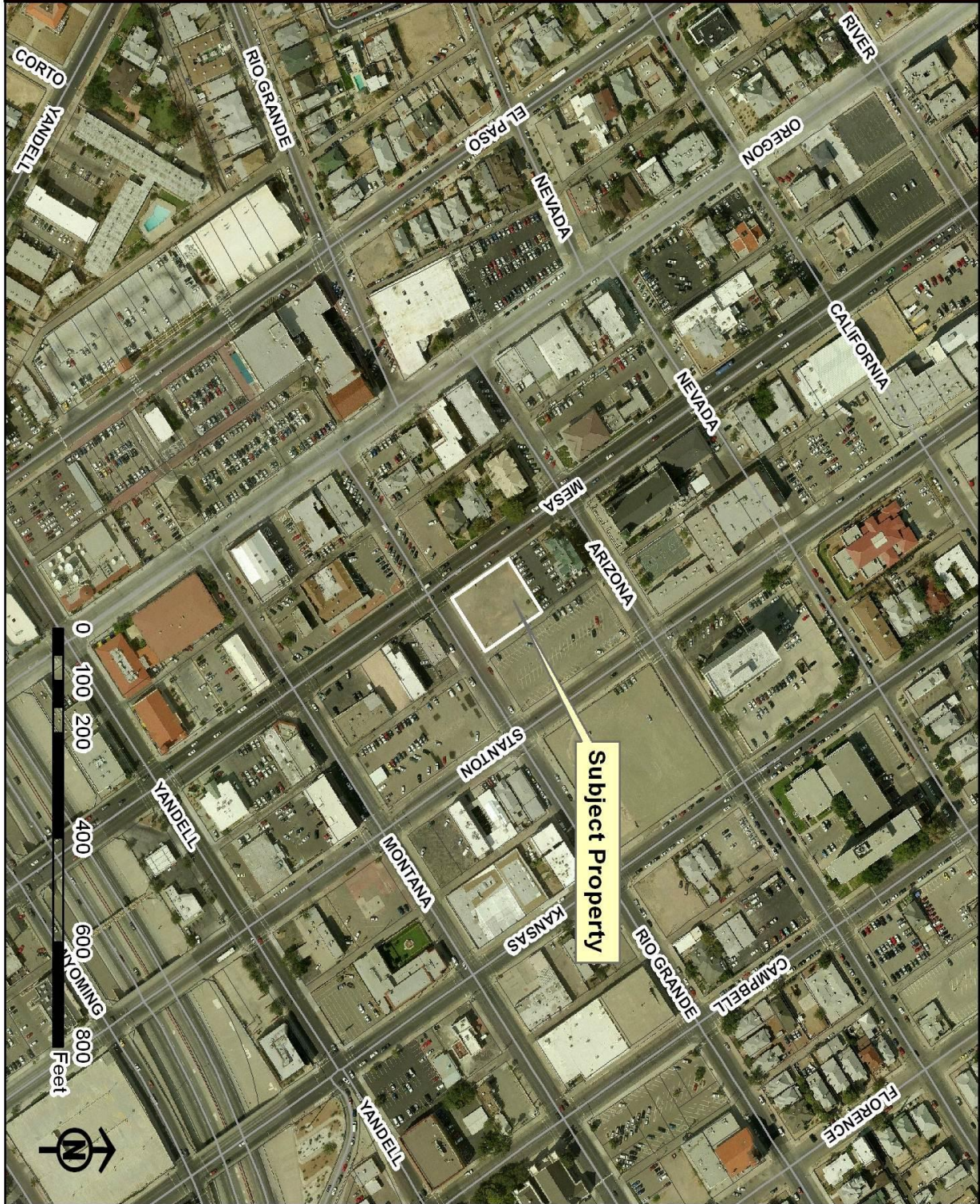
ATTACHMENT 1: ZONING MAP

PZDS13-00004

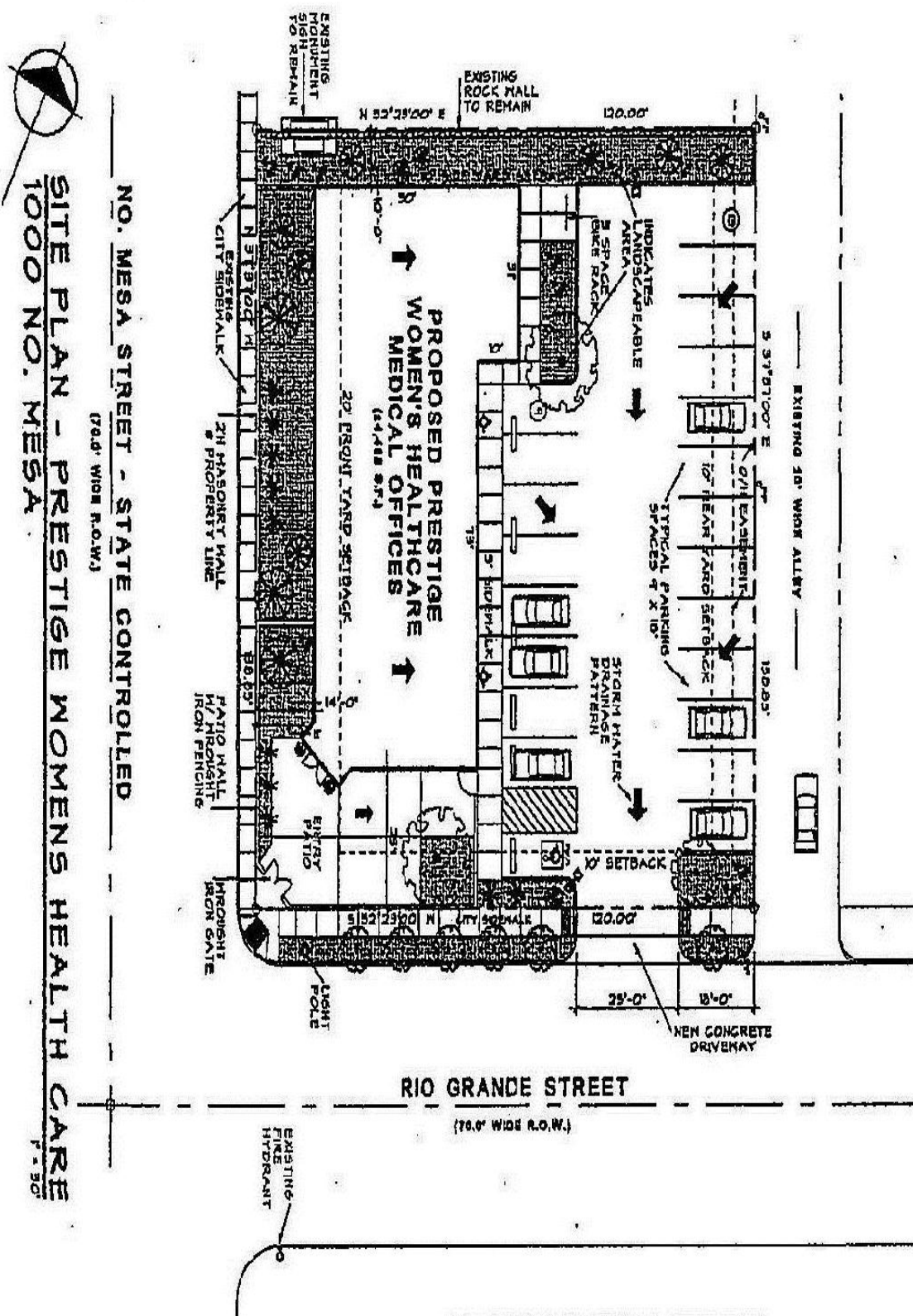


ATTACHMENT 2: AERIAL MAP

PZDS13-00004



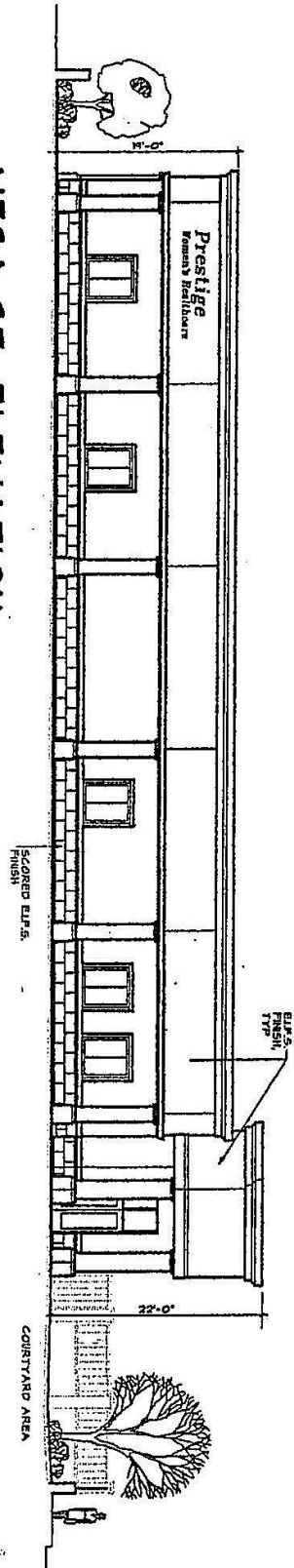
ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: ELEVATIONS

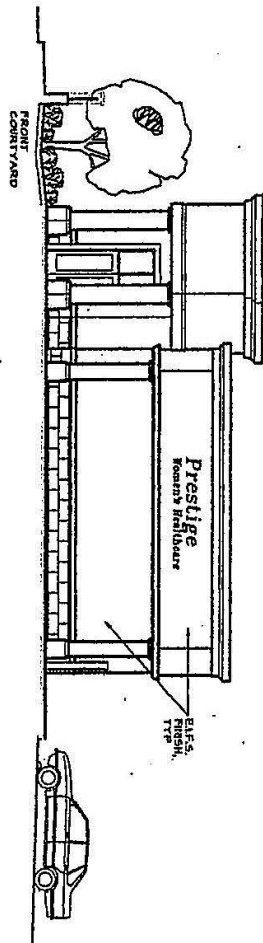
MESA ST. ELEVATION

1/4" = 1'-0"



RIO GRANDE ELEVATION

1/4" = 1'-0"



ATTACHMENT 5: ORDINANCE NO. 014240

ORDINANCE NO. 014240

AN ORDINANCE CHANGING THE ZONING OF LOTS 16-20 AND A PORTION OF LOT 15, BLOCK 67, HART ADDITION, EL PASO, EL PASO COUNTY, TEXAS (1000 NORTH MESA STREET) FROM C-1 (COMMERCIAL) TO S-D (SPECIAL DEVELOPMENT) AND IMPOSING CERTAIN CONDITIONS. THE PENALTY BEING AS PROVIDED IN SECTION 20.68.010 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *Lots 16-20 and a portion of Lot 15, Block 67, HART ADDITION, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed from C-1 (Commercial) to S-D (Special Development) within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

That the property be subject to the following condition which is necessitated by and attributable to the increased intensity of use generated by the change of zoning from C-1 (Commercial) to S-D (Special Development) in order to protect the health, safety and welfare of adjacent property owners and the residents of this city:

Submittal of a detailed site development plan for approval by the city Plan Commission and City Council prior to issuance of a building permit or certificate of occupancy. The site plan submitted with the rezoning application (ZC-99043) shall satisfy the requirement for a detailed site development plan for the proposed three-story office building. Any change in use or substantial changes to the proposed design shall necessitate resubmittal of a detailed site development plan under the notice and approval requirements of Article III of Title 20 (Zoning) of the El Paso Municipal Code.

This condition runs with the land, is a charge and servitude thereon, and binds the current property owner and any successors in title. The City may enforce this condition by injunction, by rescission of the zoning which is made appropriate as a result of this condition, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release

CUELLAR:pmc#66239/ZON/PLA/Y6

ORDINANCE NO. 014240

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the above condition in its discretion without the consent of any third person who may be benefitted thereby, and without affecting the validity of this ordinance.

PASSED AND APPROVED this 12th day of October, 1999.

THE CITY OF EL PASO

[Signature]
Mayor ~~PRO-TEM~~

ATTEST:

[Signature]
City Clerk

APPROVED AS TO FORM:

[Signature]
Guadalupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

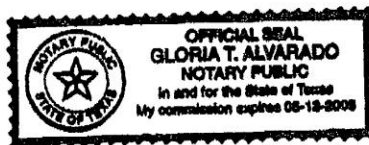
[Signature]
Alfonso Vásquez
Dept. of Planning, Research & Development

Acknowledgment

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 12th day of October, 1999, by PRESI ORTEGA, JR. as MAYOR PRO-TEM of the CITY OF EL PASO.

My Commission Expires: May 13, 2003



[Signature]
Notary Public, State of Texas
Notary's Printed or Typed Name: Gloria T. Alvarado

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